PLANNING STATEMENT:

Project Address: **53 Church Street, Calne, Wiltshire, SN11 0HZ**

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Application Description:
Replacement of Chimney stack.

Accompanying Information:
This document accompanies "Planning Drawings - 53 Church Street, Calne" for the purposes of the householder planning application for the above-named site.

Previous Enquiry:

An enquiry was made using Wiltshire Council's "Do I need Planning Permission" service:
Application Number: ENQ/2023/01037
Proposal: Take down existing chimney stack to the roofline and rebuild to existing height to stop penetrating damp currently affecting the house.

The advice received on 4th August 2023 from Kate Bates, Planning Liaison Officer, was as follows:
Planning permission is required from this Council for the following reason:
The property is under an Article 4 Direction within the Calne Conservation Area. The Article 4 Direction (copy attached) removes the permitted development rights for any alterations to the roof which would include a replacement chimney.

Existing Property:

The property is a mid-terraced cottage, built in 1835, with a rear extension constructed in 1985. It is a typical example, for its type and age, of a mid-terraced period property of traditional construction dating from the early 19th century.

The roofs are of pitched timber frame construction. The roofs are covered with tiles.
The main walls are solid masonry construction with stone elevations. The extension walls are approx. 365mm thick dry lined cavity masonry construction.
The windows are a mixture of double glazed aluminium and uPVC framed construction.
The doors to the property are of timber and double glazed uPVC construction.
The chimney stacks are constructed from face brickwork and render. Flashings at the junction of the stacks and roof coverings are a mixture of cement and lead.

Existing Chimney Stack:

The surveyor's report highlighted that the chimney stack is an element of the building fabric which requires urgent attention. This element has defects that are serious and need to be repaired, replaced or investigated urgently. Failure to do so could risk serious safety issues or severe long-term damage to your property.

The summary of the repair they suggest is as follows:
Chimney Stacks – it is recommended that the chimney stacks are overhauled. Repairs are required to the spalled brickwork, localised repointing is required and it is recommended that the cement fillets are replaced with lead flashings.

Their full comment on this element is as follows:
The stacks are constructed from face brickwork and render. Flashings at the junction of the stacks and roof coverings are a mixture of cement and lead.
The chimney stacks are weathered, with spalling to the brickwork, open mortar joints where the pointing has deteriorated, and cracked render which can be attended to as part of a programme of planned maintenance.
There is a crack between the party wall stack and that of the neighbouring property. The cracking will require repointing to reduce the risk of penetrating dampness. Ongoing maintenance will be required.

Proposed works:

Only the front chimney stack is proposed to be rebuilt, as immediate work is required in this position.
The chimney stack will be carefully dismantled down to the roofline. A lead tray will then be inserted to the junction between the stack and roof tiles to replace the damaged flashing.
The chimney stack will then be rebuilt using the same bricks, matching mortar, and same flaunching and pots.
If any facing bricks are damaged and unusable, they will be replaced with reclaimed bricks from a local reclamation yard (eg. Beechfield Reclamation). The colour, size and age of any replacement bricks required will be selected to match the existing bricks as closely as possible.

Conclusion:

The application is being made due to an Article 4 Direction within the Calne Conservation Area which removes the permitted development rights for any alterations to the roof, including replacement of a chimney.
The existing chimney has been highlighted as an element of the building fabric which requires urgent attention.
The defects present are serious, and the entire stack and flashing is in need of urgent replacement.

The proposals for a like-for-like replacement should be considered acceptable, as well as contributing positively to preserving the local context and character of the conservation area. The proposals should therefore accord with with local and national planning policy.

Site photographs:



View of Property (from Church Street)



Front View (from Church Street)



Rear View (from Garden)